

Know all Persons by these Presents,

That ⁰⁴¹¹⁸¹ James M. Connellan and Joan E. Connellan, husband and wife, both of Brunswick, County of Cumberland and State of Maine

in consideration of One dollar (\$1.00) and other valuable considerations

paid by Dona Ryan

TRANSFER
TAX
PAID

whose mailing address is 73 Roosevelt Ave., Waterville, Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Dona Ryan

her heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, County of Kennebec and State of Maine, being Lot No. one hundred eighteen (118) on Plan of Rosemar Park as amended, made for L. N. Violette Co., Inc., April 1951, and recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 86 and 87, to which plan reference is hereby made for a more particular description.

This conveyance is made upon the expressed conditions and subject to the restrictions contained in or referred to in deed of Lear F. Peterson et al to Kenneth T. Weinbel et ux dated July 25, 1962, and recorded in the Kennebec County Registry of Deeds, Book 1272, Page 292, to which deed reference is hereby had for a more particular description.

ALSO, a certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, on Plan of Rosemar Park as amended, made for L. N. Violette Co., Inc., April, 1951, and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description. Beginning on the easterly side of the First Rangeway at the northwest corner of Lot No. 118 as shown on Plan of Rosemar Park; thence easterly along the northerly line of said Lot No. 118 to an iron pin at the northeast corner a distance of seventy-two (72) feet; thence westerly seventy-one (71) feet, more or less, to the easterly line of the First Rangeway to a point four (4) feet northerly from the point of beginning; thence southerly along the easterly line of the First Rangeway four (4) feet to the point of beginning. Meaning and intending to convey a triangular strip from the southerly side of Lot No. 119 with a frontage on the First Rangeway of four (4) feet and apex of triangle to the northeast corner of Lot No. 118.

ALSO another lot or parcel of land, situated, lying and being in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point marked by an iron rod on the southeasterly side of the First Rangeway, so-called, which iron rod is located nineteen and no feet (19.0') on a line bearing N 53° 15' E from the northwest corner of Lot No. 118 as shown and delineated on a certain Plan of "Rosemar Park Amended" date April, 1951, and recorded in the Kennebec County Registry of Deeds in Plan Book 17, at Pages 86 and 87 respectively, said point being also fifteen and no feet (15.0') northeasterly from a certain triangular portion of land having been conveyed by Kenneth T. Weinbel et ux to Milton E. Hartley, Jr. and Norma H. Hartley which said triangular portion of land is four feet (4') as measured along the southeasterly line of the said First Rangeway and running in a southeasterly direction to the northeasterly corner of said Lot Number 118 as shown on said Plan; thence S 33° 40' 35" E thirty-four and eighty-five one hundredths feet (34.85') to the dividing line between the land now of Rosemar

of Thomas S. Drummond et al and Milton E. Hartley, Jr. et al, respectively; thence northwesterly along the dividing line between the said Drummond and the said Hartley, respectively, thirty-seven and twenty-one hundredths feet (37.20') to a point on the southeasterly line of the said First Rangeway; thence N 53° 15' E along the southeasterly line of the First Rangeway, fifteen and no feet (15.0') to an iron rod at the point of place of beginning.

EXCEPTING, however, from Lot #118 described in paragraph 1 above and that portion of Lot #119 described in paragraph 2 above a triangular lot from the southeasterly corner of the lot so composed as more fully described in deed from Thomas S. Drummond et al to Edwin F. Pinkham et al as recorded in Kennebec Registry of Deeds Book 1646, Page 226.

Being the same premises acquired by us, the grantors, by warranty deed in joint tenancy from Milton E. Hartley, Jr., and Norma H. Hartley, dated June 23, 1978 and recorded in the Kennebec Registry of Deeds in Book 2123, Page 163.

This conveyance is also subject to a corrective deed as follows; We Lorraine V. McAleer and Louis N. Violette, Jr., Trustees under deed of trust dated December 26, 1957, and recorded in the Kennebec Registry of Deeds, in Book 1102, Page 256 in consideration of one dollar (\$1.00) and other valuable consideration to us paid by James M. Connellan and Joan E. Connellan, whose mailing address was 81 First Rangeway, Waterville, Maine, and is now 41 Palmer Street in Brunswick, Maine, this receipt we do hereby acknowledge, do hereby release, unto said James M. Connellan and Joan E. Connellan as joint tenants and not as tenants in common, a certain parcel of land situated in Waterville, founded and described as in this deed preceding this paragraph.

The purpose of the above clause is to cure record ownership problems to the premises caused by the apparent failure to record the deed from Lot 118 from Raoul Violette, Trustee to Lear F. Peterson dated August 26, 1952 and the delay in recording the deed to a portion of Lot # 119 by Raoul H. Violette, Trustee to Lear F. Peterson dated January 25, 1956 and recorded on July 26, 1962 in Kennebec County Registry of Deeds, Book 1272, Page 180.

The corrective deed referred to in the above paragraph is recorded in Kennebec County Registry of Deeds, Book 4240, Page 151.

The corrective deed was recorded on October 5, 1992 at 9:00 a.m.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Dona Ryan**

her heirs and assigns, to her and their use and behoof forever.
And we do **covenant** with the said Grantee, her heirs and assigns, that we lawfully seized in fee of the premises, that they are free of all encumbrances that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **James M. Connellan**

and **Joan E. Connellan**

husband/wife of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this **12TH** day of the month of **Nov**, A.D. 19 **93**

Y-6371

Signed, Sealed and Delivered
in presence of

X Pamela M. Kachearse..... *James M. Connellan*.....
X Pamela M. Kachearse..... *JAMES M. CONNELLAN*.....
..... *Joan E. Connellan*.....
..... *JOAN E. CONNELLAN*.....

State of Maine, County of Cumberland ss: **November 12**, 1993.

Then personally appeared the above named **JAMES M. CONNELLAN**
AND JOANE CONNELLAN.

and acknowledged the foregoing instrument to be **THEIR** free act and deed.

SEAL Before me,

Steven E York

Notary Public
Attorney at Law

RECEIVED KENNEDY SS.
93 DEC -6 AM 9:00

Printed Name, **STEVEN E YORK**
Expires **3-25-97**

ATTEST: *Pamela Kachearse*
REGISTER OF DEEDS